

# Agenda

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- Building and Site Design
  - Cross – Site Pedestrian Circulation
    - Pedestrian connector to Pavilion Park
  - Site – Outdoor amenity space
    - Revised Pavilion park
    - Revised main entry courtyard
    - Revised rear seating / outdoor space at retaining wall
  - Building Design Updates
    - Site circulation and parking
    - Building typical floors
    - Updated roof plans / outdoor patio area
    - Updated building elevations and massing refinement
- Sustainability Overview
- Conclusion

# Original Site Master Plan



DESIGN OVERVIEW

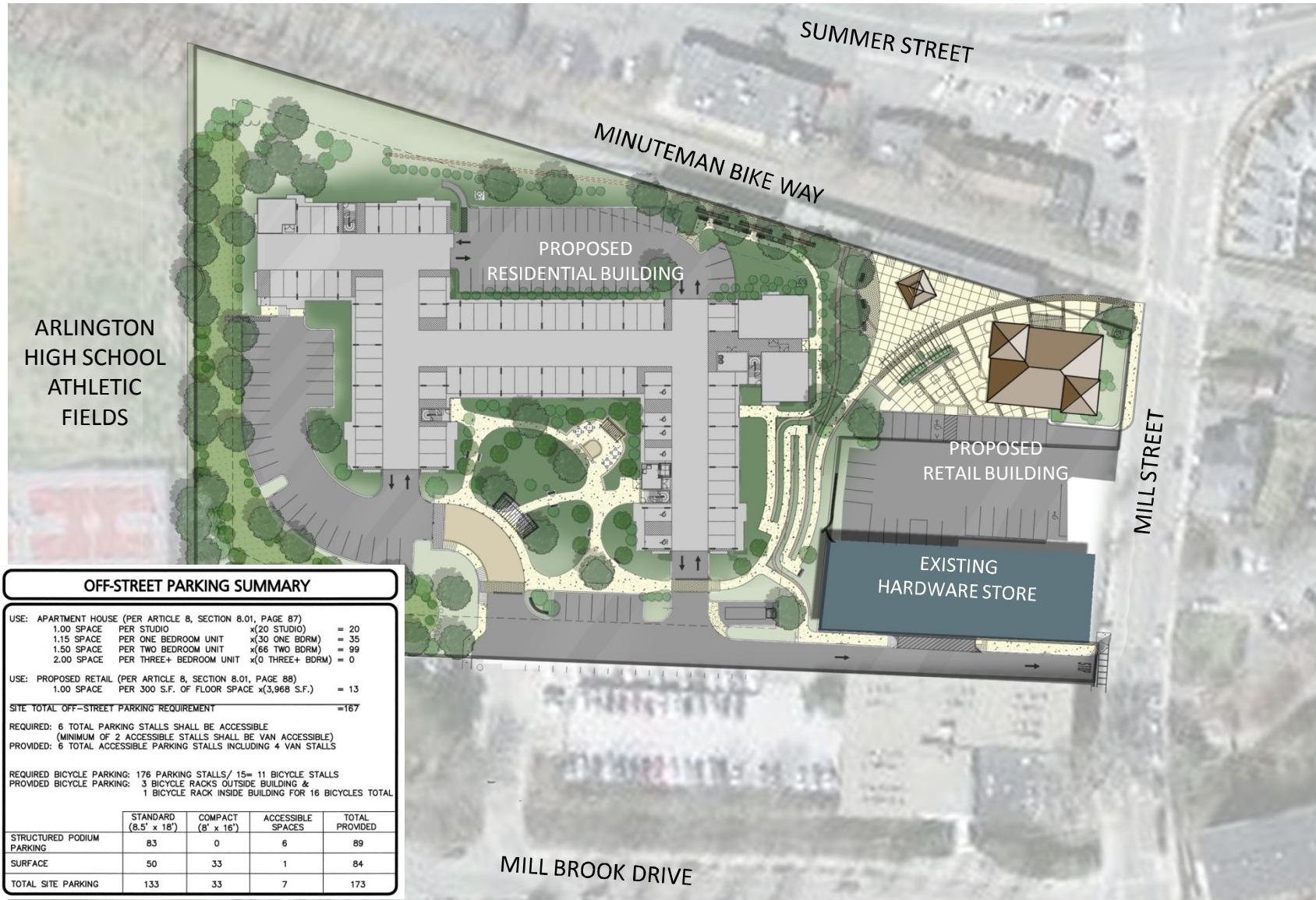
# Revised Site Master Plan



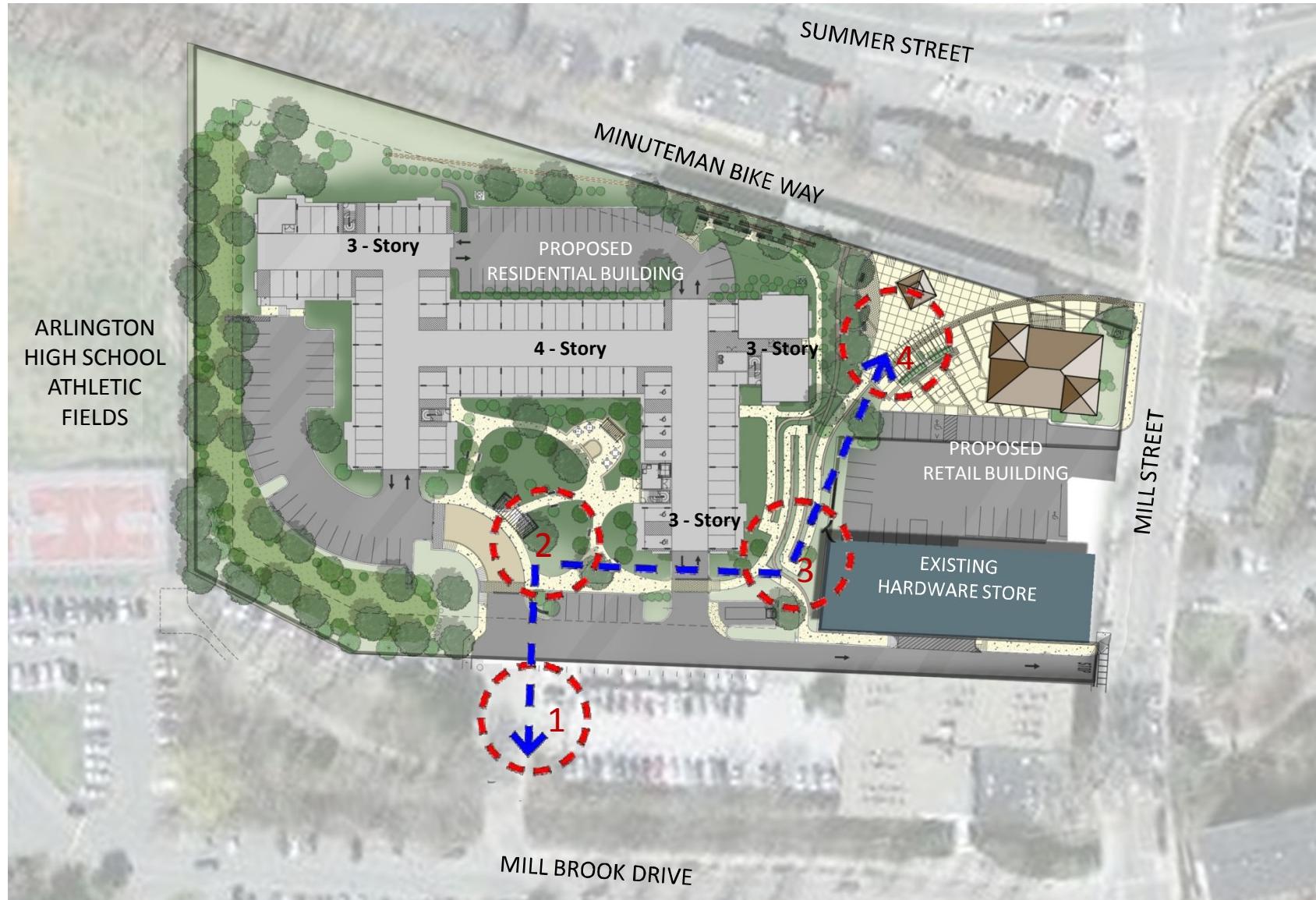
## DESIGN OVERVIEW

# Revised Site Master Plan

## DESIGN OVERVIEW



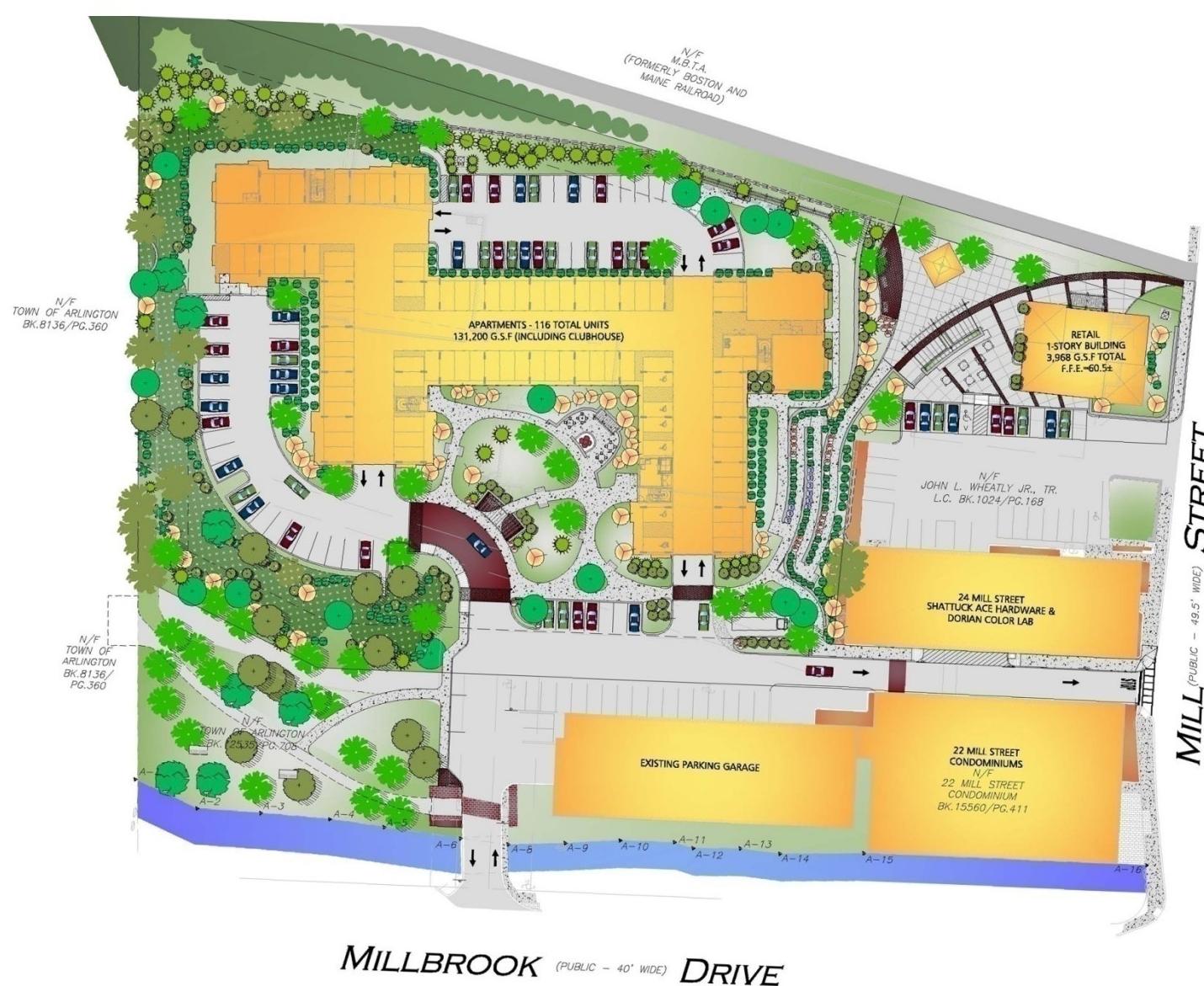
# Revised Site Master Plan



DESIGN OVERVIEW

## DESIGN OVERVIEW

# Site Circulation



# Site Circulation – Updated Area 2

Main Entry Courtyard



- Provides direct connection for residents and visitors to Building Entry
- Entry pergola with stone seating wall
- Pathways with integrated seating

DESIGN OVERVIEW

# Site Circulation – Updated Area 3

## Pedestrian Connection



- Switchback ramp with integrated planting beds
- Seating areas provided along ramp
- New sidewalks with direct access to resident bike storage
- ADA compliant slope (4.5%)
- Landscaped truck pull off for Move-in and delivery

# Site Circulation – Updated Area 3

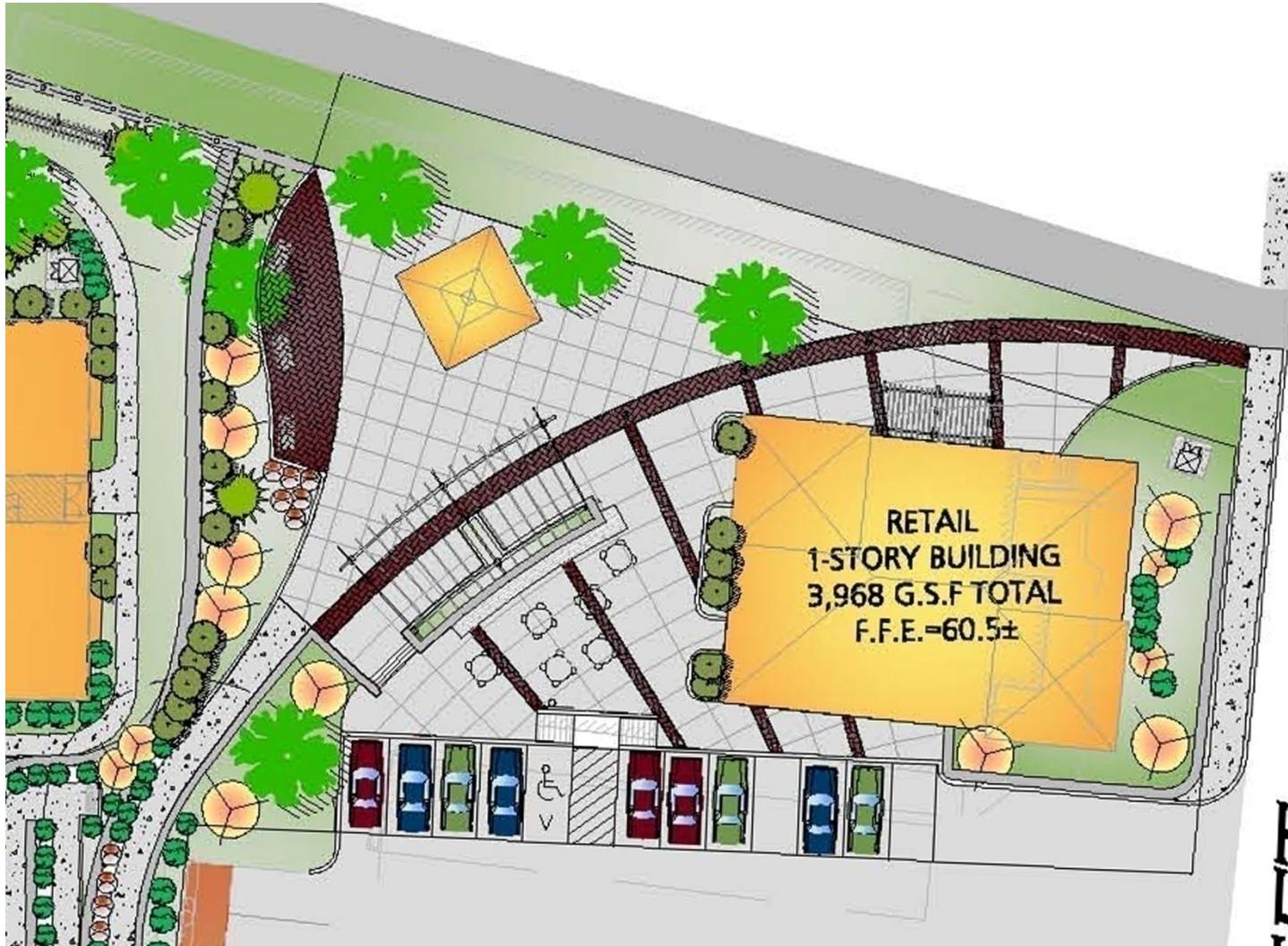
Section through Pedestrian Connection

DESIGN OVERVIEW



# Site Circulation – Updated Area 4

Pavilion Park



- Shaded seating area
- Retaining wall integrated into Bike Storage pergola
- Raised outdoor seating area

DESIGN OVERVIEW

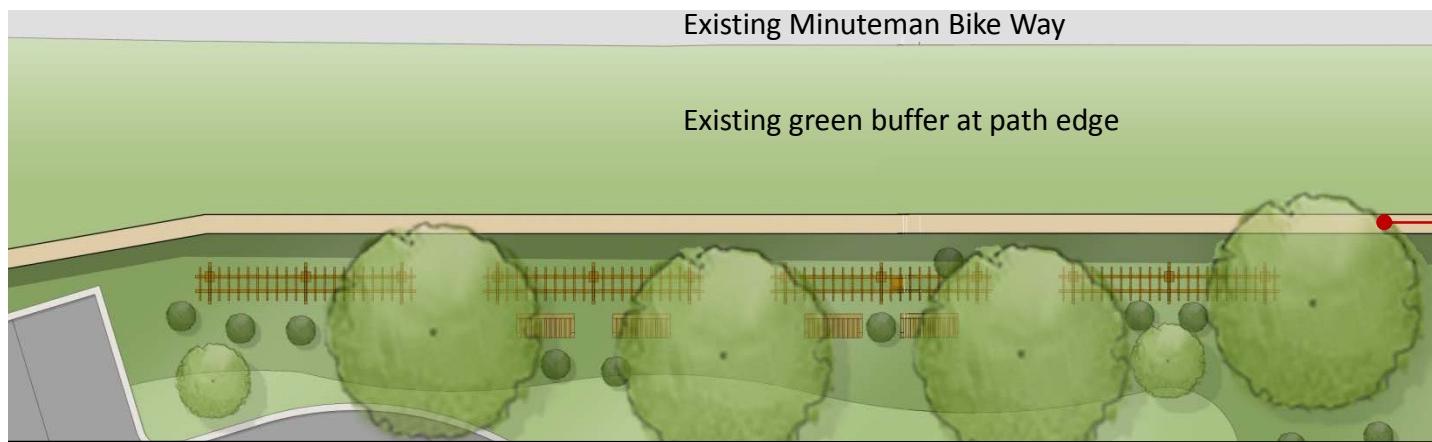
# Retaining Wall Elevation with Site Plan

## DESIGN OVERVIEW



Retaining Wall

Proposed Elevation



Retaining Wall

Proposed Plan

# Retaining Wall Elevation

## DESIGN OVERVIEW



## Site Circulation – Updated Area 4

Pavilion Park

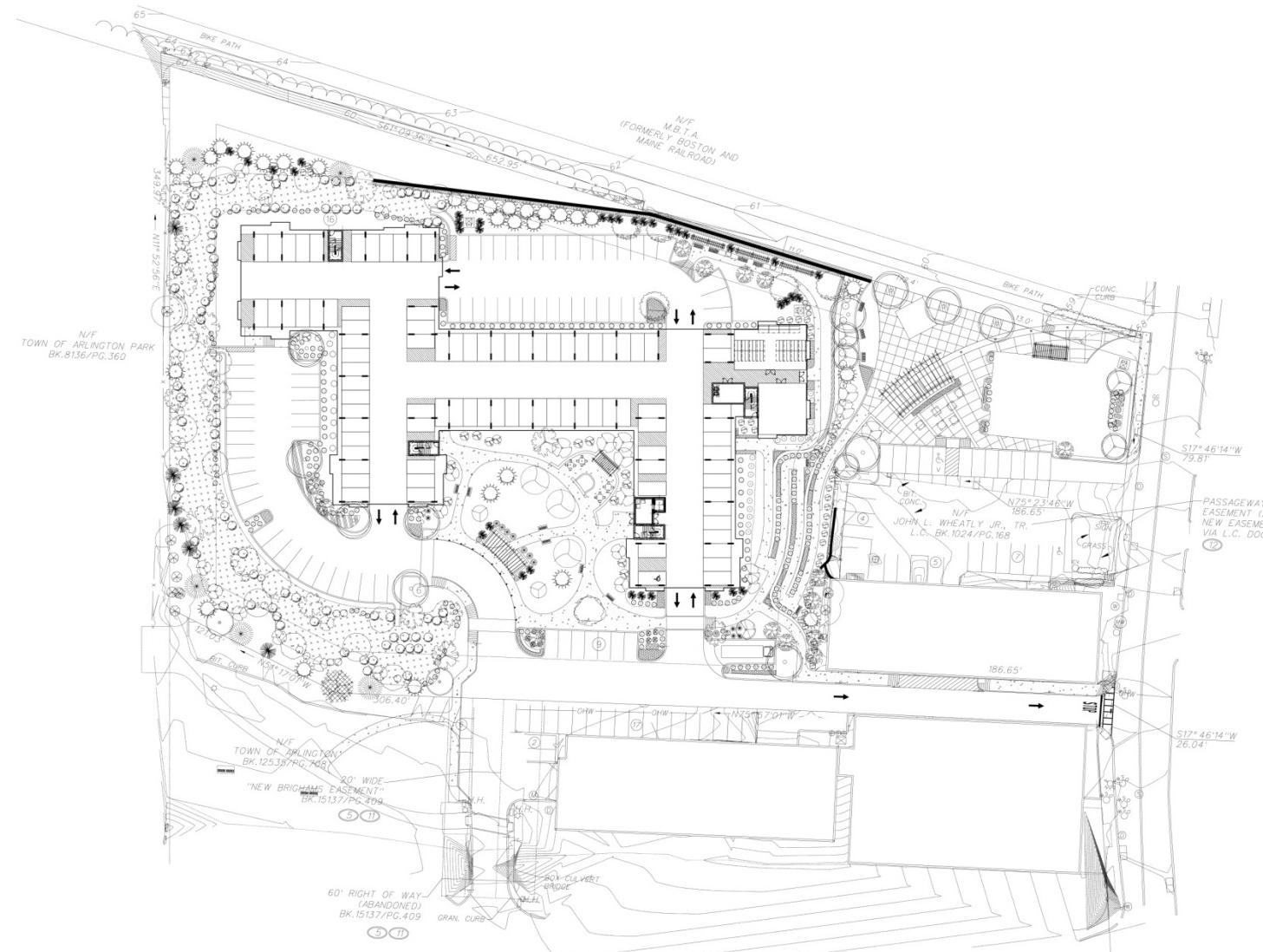


- New sidewalks provide direct access for residents
- Shaded seating areas along retaining wall

DESIGN OVERVIEW

## Updated Building Plans

## New Proposed Site Plan



DESIGN OVERVIEW



# Updated Building Plans

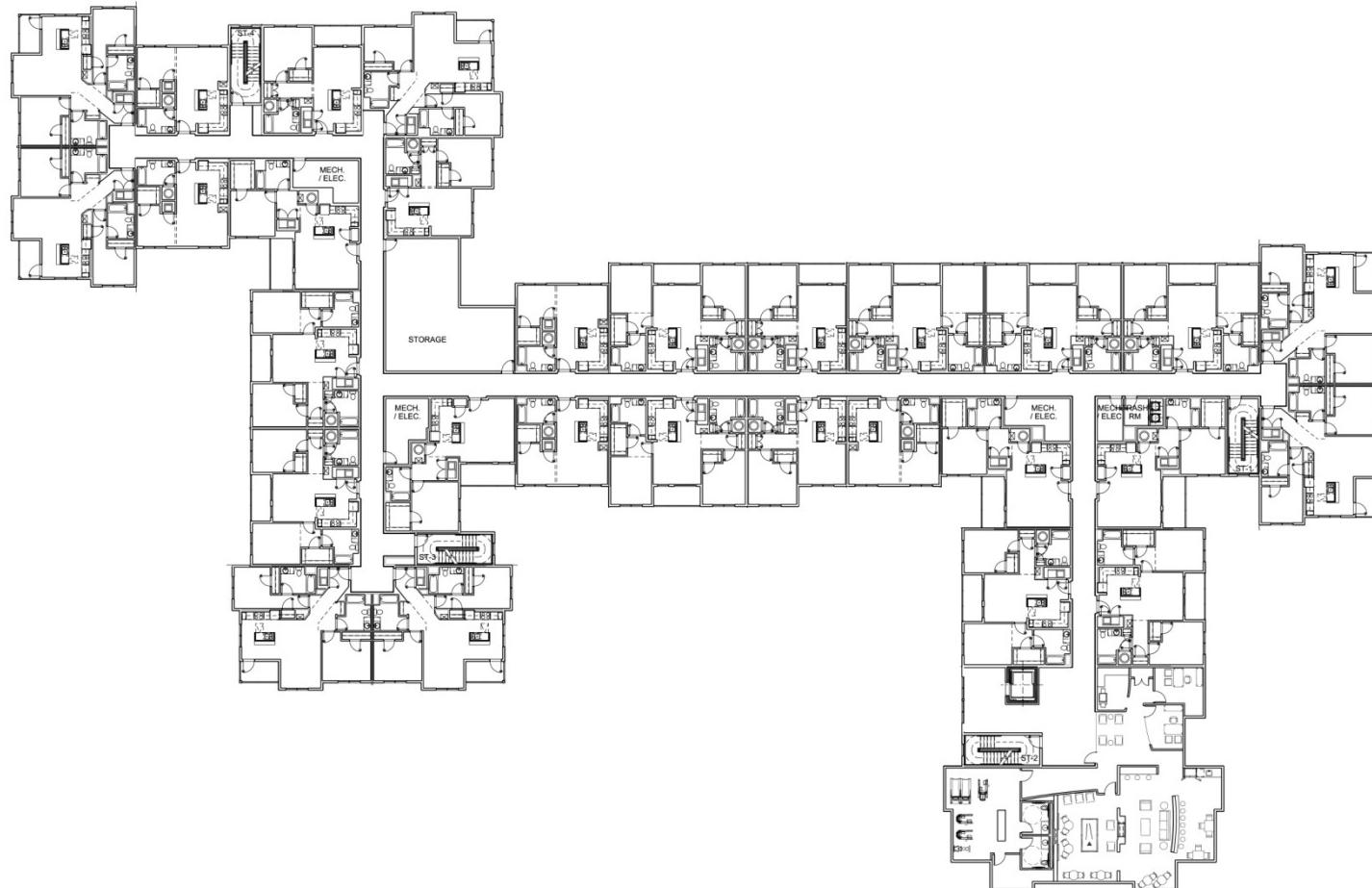
## New Proposed Parking Level Plan



DESIGN OVERVIEW

# Updated Building Plans

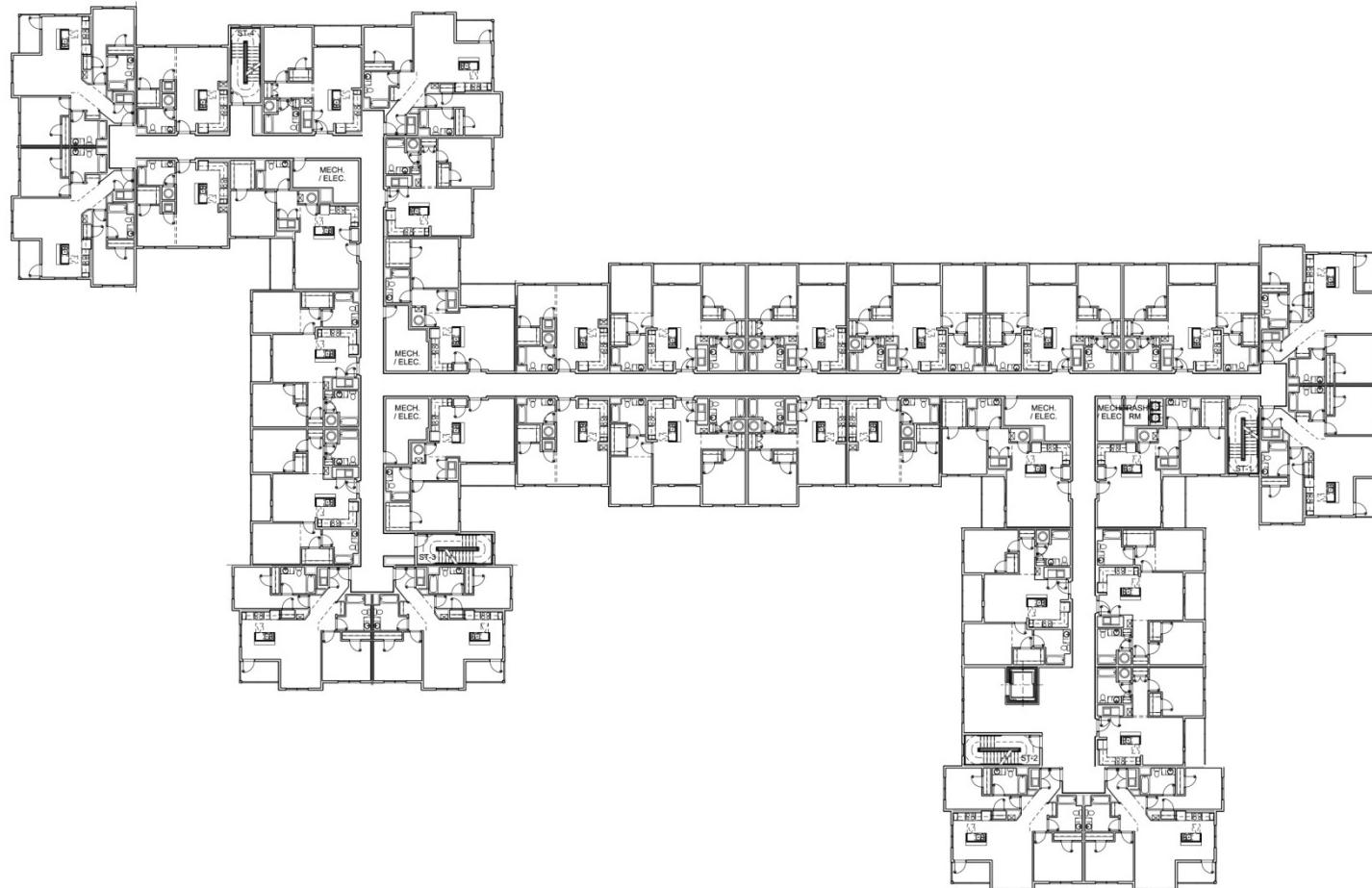
## New Proposed Level One Plan



DESIGN OVERVIEW

# Updated Building Plans

## New Proposed Typical Level Plan

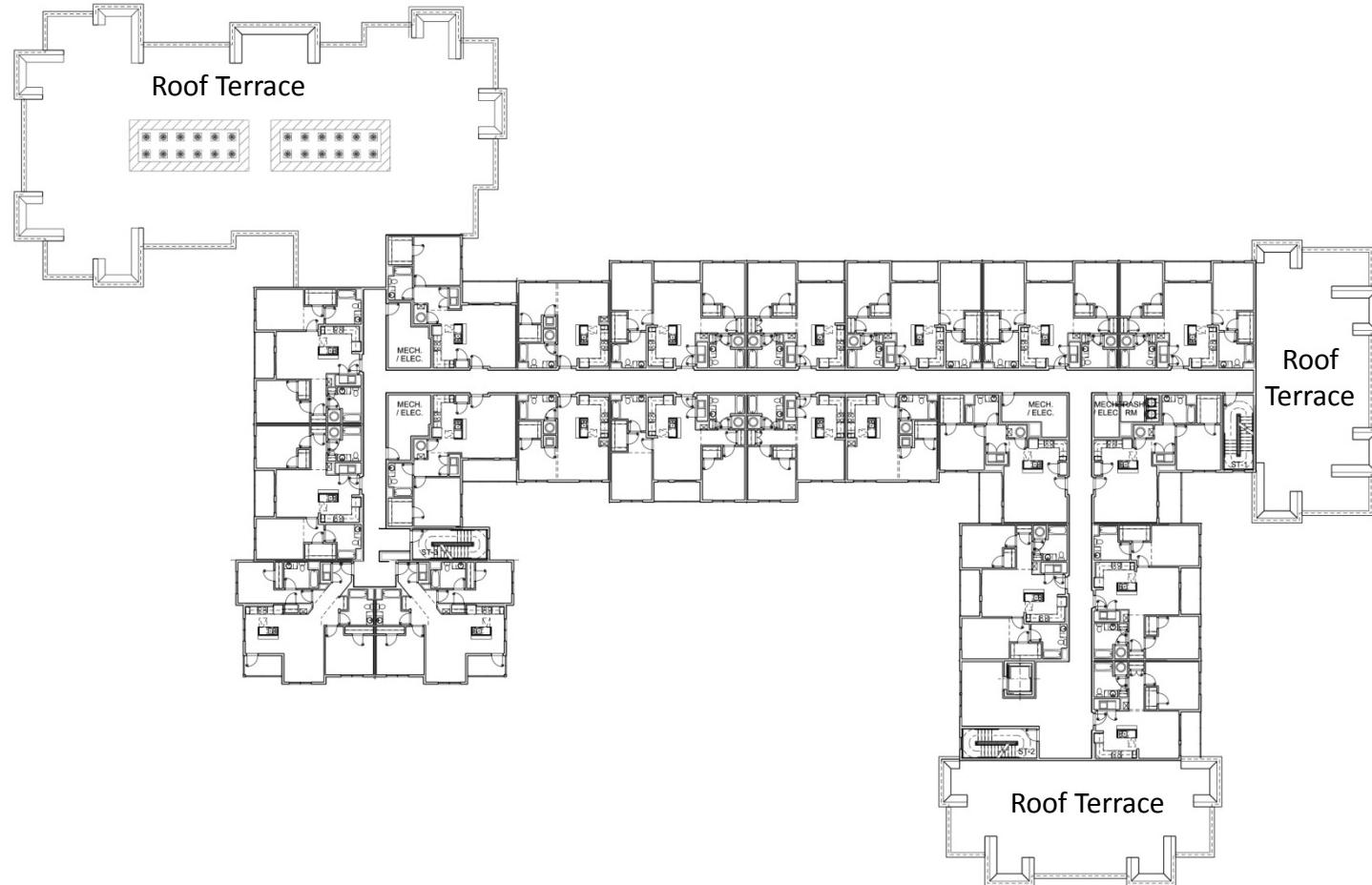


## DESIGN OVERVIEW

# Updated Building Plans

## New Proposed Roof Terrace Plan

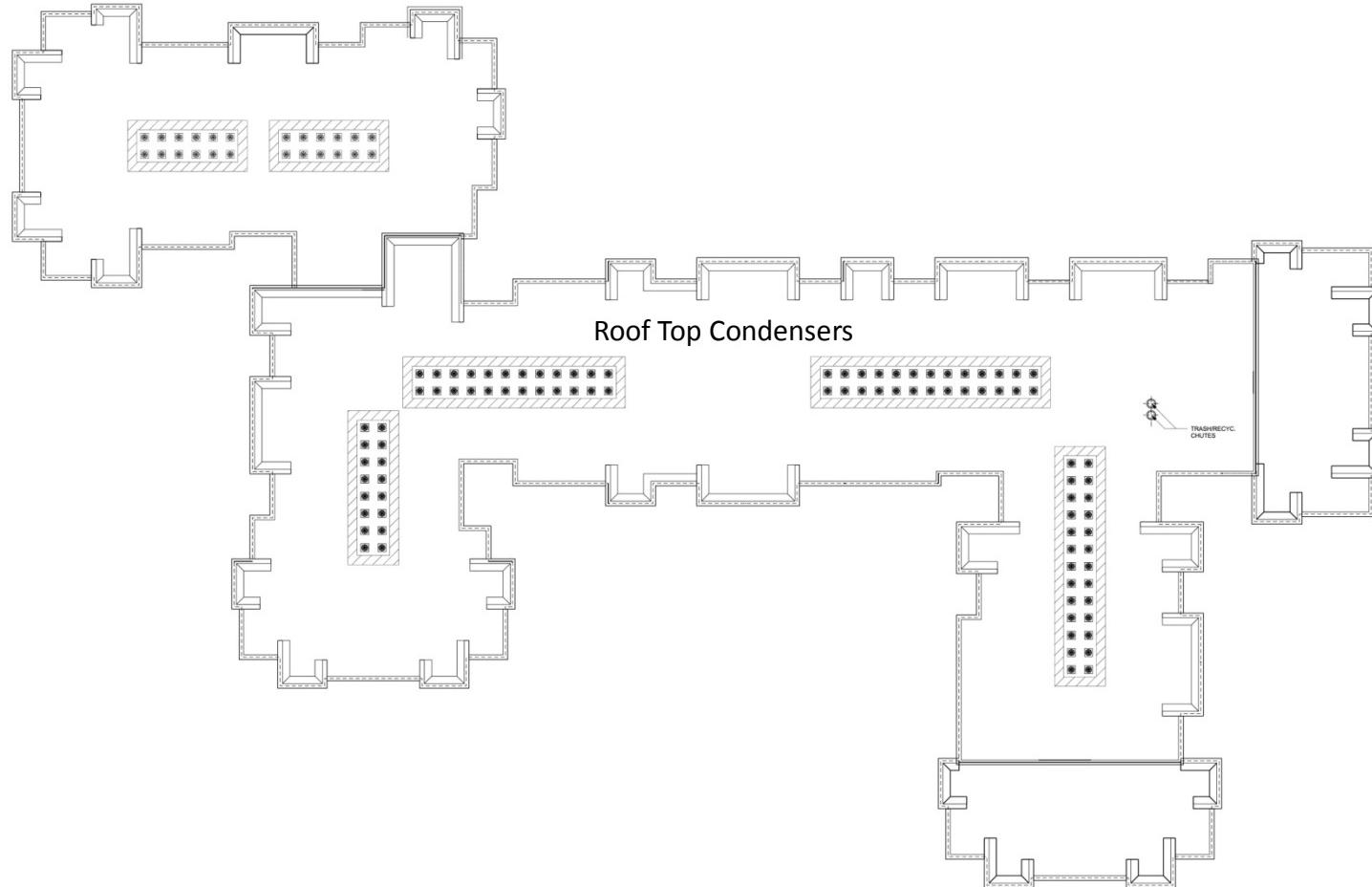
### DESIGN OVERVIEW



# Updated Building Plans

## New Proposed Roof Plan

### DESIGN OVERVIEW



# Architecture / Building Mass

## New Proposed Flat Roof Building Elevation

- Consistent base to ground building
- Varied Roof Line
- Building Mass Variation
- Grouped Elements



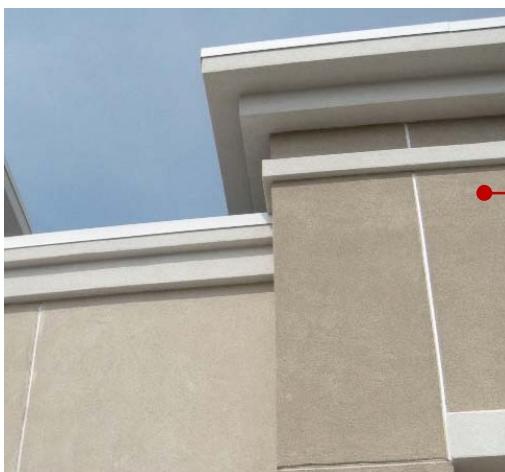
DESIGN OVERVIEW

# Architecture / Building Mass

## Proposed Materials



Smooth Fiber Cement Panel w/ Reveal and Batten Details



Stucco Finish Base w/ Reveals

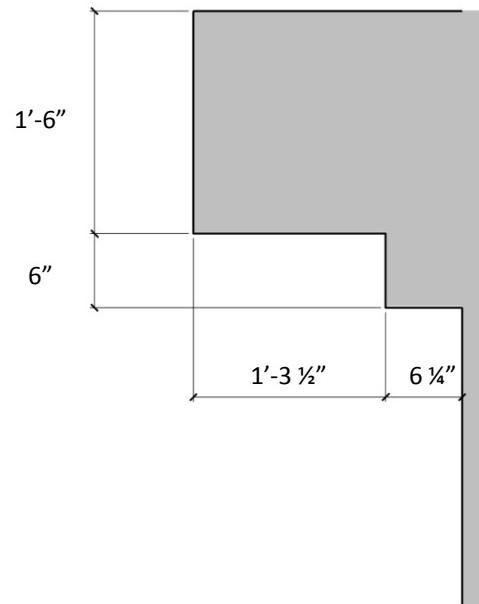


Architectural Screening at Parking Level

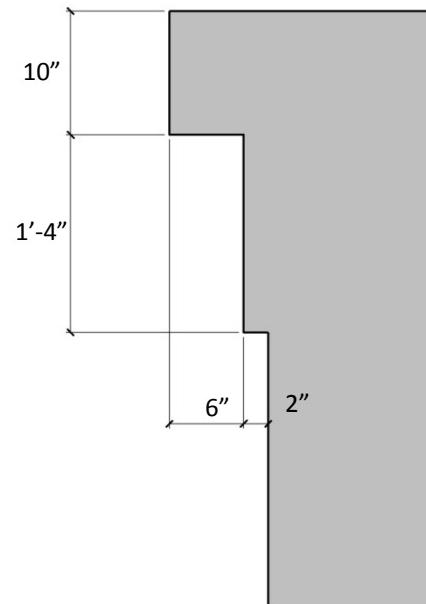
## DESIGN OVERVIEW

# Architecture / Building Mass

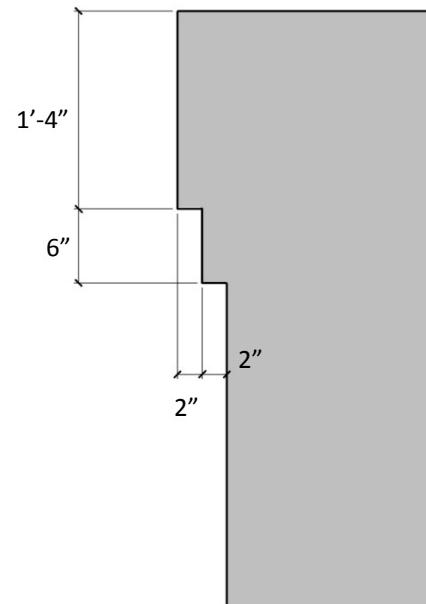
## Proposed Cornice Details



Main Tower  
Parapet Profile



Typical  
Parapet Profile



Low Tower  
Parapet Profile

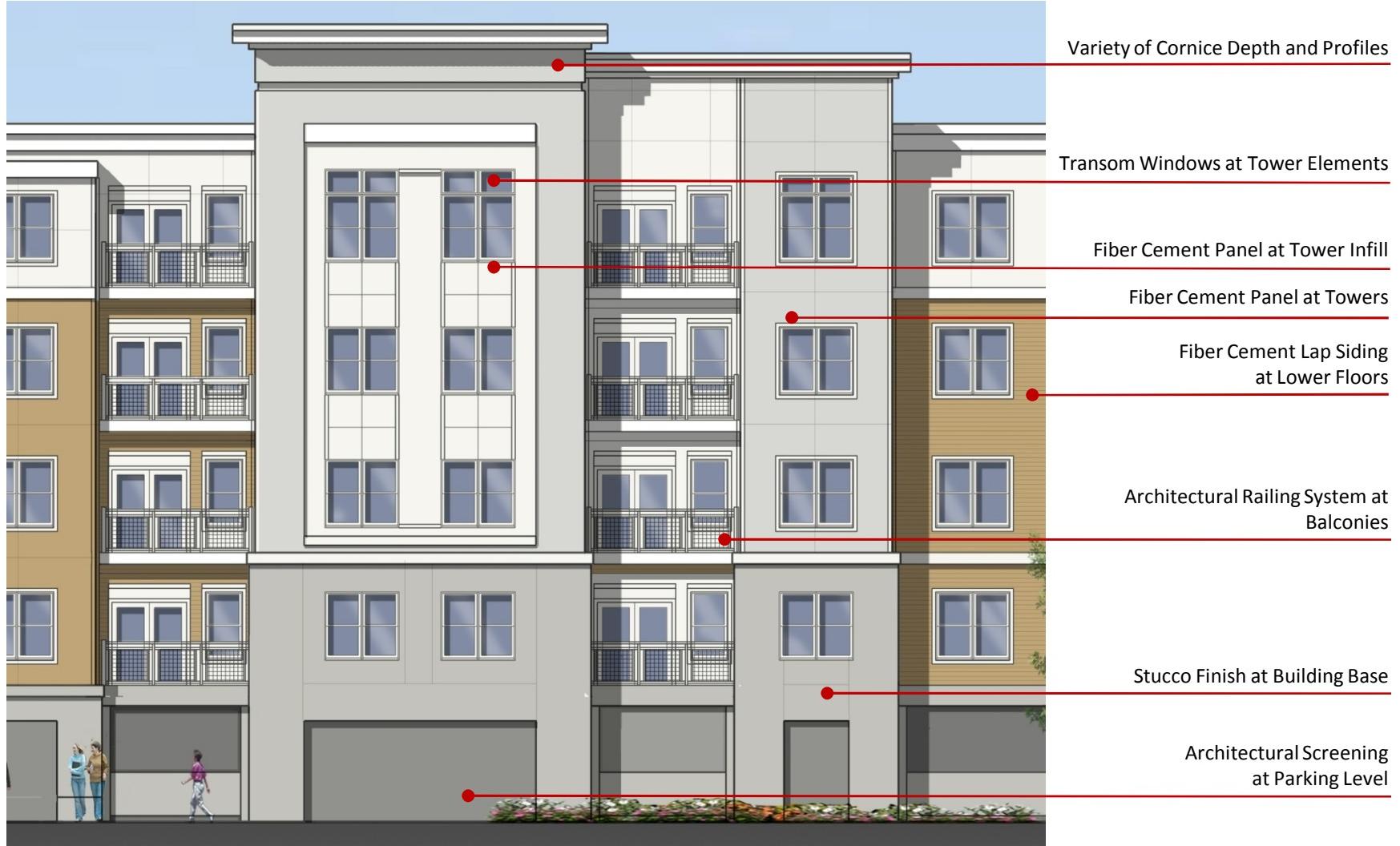
# Architecture / Building Mass

## New Proposed Flat Roof Building Elevation



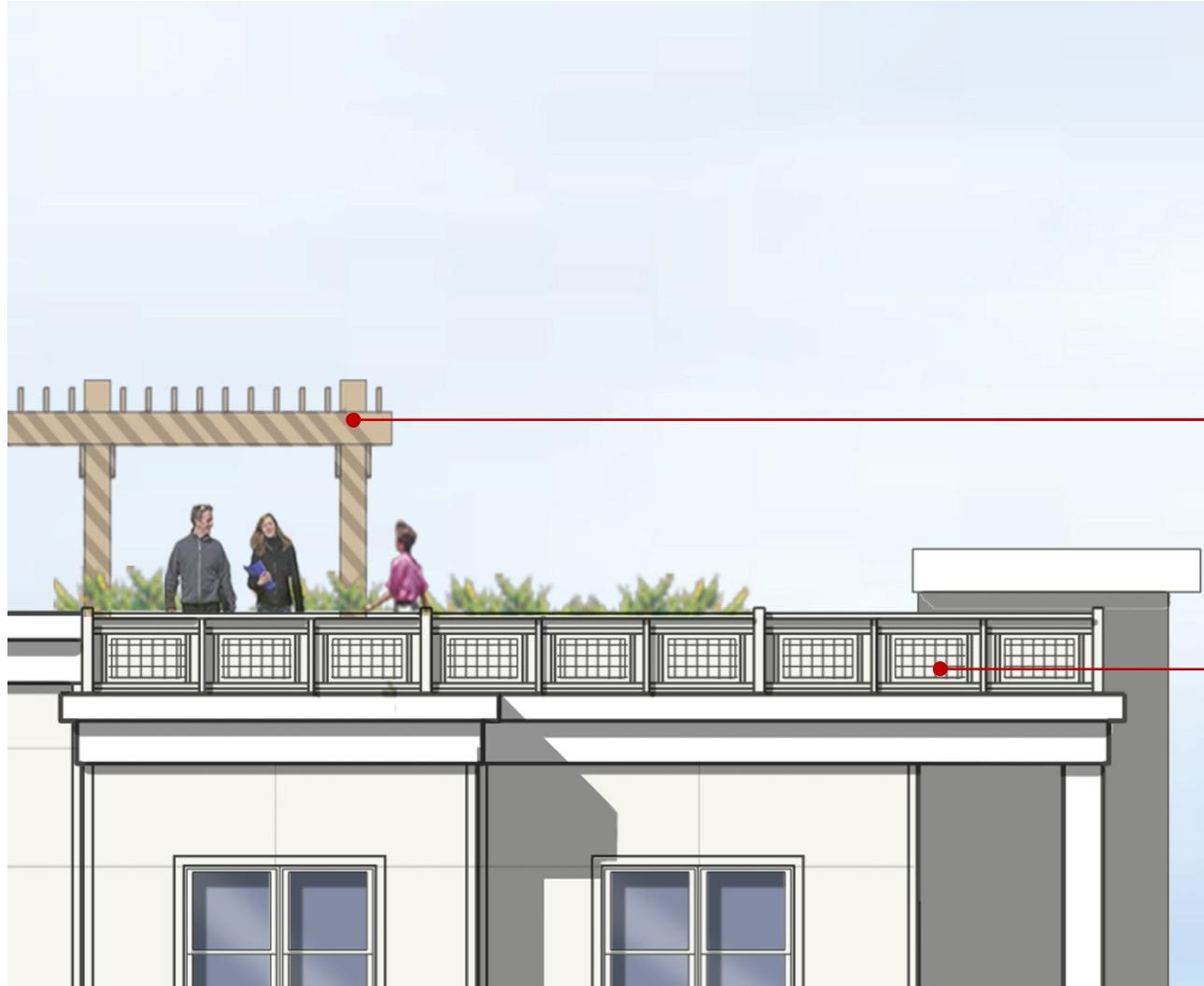
# Architecture / Building Mass

New Proposed Flat Roof Building Elevation



# Architecture / Building Mass

## New Proposed Flat Roof Building Elevation



Pergola at Roof Terraces

Variety of Parapet Walls and  
Architectural Railing at Roof Terraces

# Architecture / Building Mass

New Proposed Flat Roof Building Elevation



EIFS Banding at Towers

Architectural Railing System at  
Balconies

Open to Parking Area Beyond

Stucco Finish at Building Base  
w/ Reveal Details

Architectural Screening at  
Tower Base

DESIGN OVERVIEW

# Architecture / Building Mass

New Proposed Flat Roof Building Perspective



DESIGN OVERVIEW

# Architecture / Building Mass

New Proposed Flat Roof Building Perspective



DESIGN OVERVIEW

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New Proposed Flat Roof Building Perspective

DESIGN OVERVIEW



# Architecture / Building Mass

New Proposed Flat Roof Building Perspective



DESIGN OVERVIEW

# Architecture / Building Mass

New Proposed Flat Roof Building Perspective

DESIGN OVERVIEW



# Architecture / Building Mass

New Proposed Flat Roof Building Perspective



DESIGN OVERVIEW

# Sustainability

- Applicability
- LEED for Homes
  - Location and Linkages
  - Site
  - Water
  - Energy
  - Materials and Resources
  - Indoor Air Quality
  - Awareness and Education
- Green Benefits LEED Misses or Undervalues

# Applicability

- LEED-NC
  - Designed for office buildings
  - Numerous unfair “free points”
  - Inapplicable prerequisites
  - Key residential sustainability issues overlooked
- LEED for Homes
  - Designed for residential construction
  - Specifically addresses sustainability issues of the residential sector

## Location and Linkages

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- 10 max points; 8 achieved
- Points entirely location-dependent

## Sustainable Sites

- 22 max points; 18 achieved
- Site Stewardship
  - Erosion controls preserve topsoil and protect waterways
  - Moderate density (>7du/ac) protects undeveloped land elsewhere
- Landscaping
  - Limiting conventional turf reduces irrigation and fertilizer
  - Reducing overall irrigation demand by 45% reduces water consumption
- Surface Water Management
  - Planting and terracing slopes prevents erosion throughout life of building
  - Stormwater management based on Low Impact Design principles treats all stormwater prior to discharge to protect waterway

## Water Efficiency

- 15 max points; 10 achieved
- Irrigation System
  - High efficiency irrigation system reduces water consumption and runoff
- Indoor Water Use
  - High efficiency fixtures and fittings reduces domestic water consumption

## Energy Efficiency

- 38 max points; 6 achieved
- ENERGY STAR is a prerequisite (therefore no points for achieving min threshold)
  - Exceed minimum standard by 5%

## Materials and Resources

- 16 max points, 4.5 achieved
- Material-Efficient Framing
  - Open-web floor trusses and panelized construction reduce material waste
  - Other advanced framing techniques reduce redundant structure and increase insulation coverage
- Construction Waste Management
  - WP East committed to min of 25% of construction waste diverted from landfills

# Indoor Environmental Quality

- 21 max points, 5 achieved
- Combustion Venting
  - All combustion appliances sealed combustion or outside building envelope to reduce inhabitants' exposure to harmful combustion gases
  - No fireplace
- Outdoor Air Ventilation/Local Exhaust
  - Bath fan on automatic timer provides intermittent ventilation to ensure adequate fresh air
- Garage Pollutant Protection
  - All garage-to-interior connections sealed to prevent transport of unconditioned air as well as contaminants from automobiles

## Awareness and Education

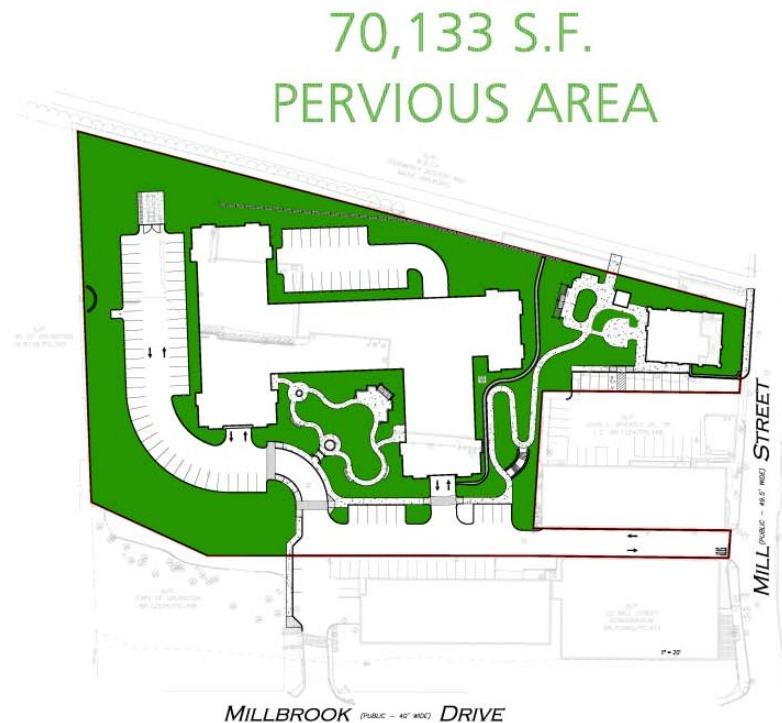
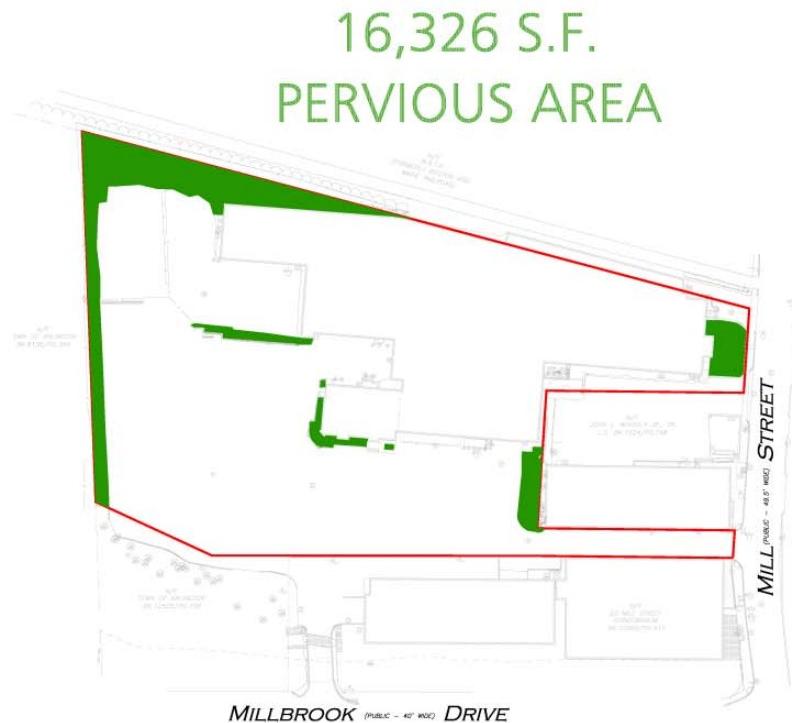
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- 3 max points, 1 achieved
- Education of the Tenant
  - Public outreach to promote the benefits of green building
- Public Awareness
  - Green building seminars for AHS students per Principal's request

## Benefits LEED Misses / Undervalues

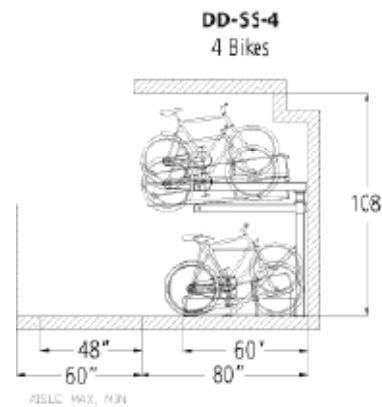
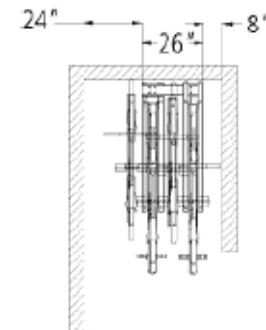
- **Redevelopment (LEED: 1 point)**

- Increased pervious area: 330%
- Stormwater treatment: 0% current to 100% as designed



## Benefits LEED Misses / Undervalues

- Transportation Demand Management (LEED: 0 points)
  - Strategies to increase pedestrian and bicycle trips
  - Strategies to increase transit trips
  - Strategies to reduce vehicle ownership



## Benefits LEED Misses / Undervalues

- Community Benefit (LEED: 0 points)
  - Connections through site for public access
  - Open space improvements – pocket park as well as bikeway experience
  - Improvements to existing traffic and safety issues off site

# Environmental Design Review Summary

- **Preservation of landscape**
  - Naturalized landscape with tree preservation at west and northwest edges of property
- **Relation of buildings to the environment**
  - Varied height to transition from pedestrian-scale areas to larger masses
  - Buildings set back from Bikeway
- **Open space**
  - 63.4% of GFA provided, 11% existing, 10% required
- **Circulation**
  - Public connections through site
  - Connection Bikeway enhanced to encourage walking and biking
  - Congestion and pedestrian safety at site drive enhanced
- **Surface water drainage**
  - All stormwater treated before discharge
- **Utility Service**
  - Utilities will be underground from the last pole servicing other properties
- **Sustainable building and site design**

- Advertising Features
  - Shall meet requirements of Bylaw and will be presented at 50% plans review
- Special Features
  - No trash compactor exterior to building
  - Transformers will be screened
  - HVAC on roof not visible or audible
- Safety
  - Fire Chief feedback is pending, though previous design was satisfactory and changes meet access standards
- Heritage
  - No architectural significance of buildings
- Microclimate
  - HVAC equipment not visible or audible
  - Increased pervious area will dramatically reduce heat island effect
- Sustainability
  - Design program to meet LEED and ENERGY STAR standards
  - Long-term benefits of moderate density, infill residential development

# Proposed Mitigation

## ■ Traffic/Circulation

- Reconstruction of Jason St/Mass Ave intersection per TAC recommendation
- Public Access Easement at retail plaza and sidewalk connection to Mill Brook Park
- Direct connection from Bikeway to property with maintained landscape at Bikeway edge
  - Town to provide authorization for improvements on Bikeway property
- Alternative surface treatment crosswalk at proposed internal site drive
- Stop sign and stop bar at site drive approach to Mill Street
- Pedestrian visual warning device at site drive approach to Mill Street
- Safety enhancements at Bikeway intersection with Mill Street
  - Split gates or other slowing measure
  - Warning for motorists turning off Summer Street

# Proposed Mitigation

## ■ Pocket Park Improvements

- Repair 5 light poles
- Repair and share in maintenance of culvert access drive on 22 Mill Street property
- Repave existing walkway through park
- Add connector path from site to existing walkway
- Replace 2 benches
- Remove asphalt on parking area encroachment onto park land
- Town to provide approvals and facilitate permitting

# Proposed Mitigation

## ■ 22 Mill Street Parking

- Build 160 residential spaces (i.e. in addition to 13 at retail building)
- Release rights to 15 spaces located on 22 Mill Street property
- Offer 23 spaces to 22 Mill Street for lease
- Offer 2 spaces to Zipcar
- Improve culvert access drive
- Repave asphalt areas
- Allow delivery vans to use truck pullover area on our site